

Fill in this information to identify the case:

Document Page 1 of 6

Debtor 1 Colleen A Davis

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Virginia

Case number 19-74558-SCS

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust

Court claim no. (if known): 26

Last 4 digits of any number you use to identify the debtor's account: _____

2049

Date of payment change:

Must be at least 21 days after date of this notice

07/01/2021

New total payment:

\$ 913.08

Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**☐

No

☒

Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 115.05

New escrow payment: \$ 118.35

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**☒

No

☐

Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____ %

New interest rate: _____ %

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**☒

No

☐

Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1 Colleen A Davis
First Name Middle Name Last Name

Case number (if known) 19-74558-SCS

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Keith Yacko
Signature

Date 06/08/2021

Print: Keith Yacko
First Name Middle Name Last Name

Title Attorney for Creditor

Company McMichael Taylor Gray, LLC

Address 3550 Engineering Drive, Suite 260
Number Street

Peachtree Corners, GA 30092
City State ZIP Code

Contact phone (470) 289-4347

Email kyacko@mtglaw.com

CERTIFICATE OF SERVICE

The undersigned hereby certifies under penalty of perjury that he/she is over eighteen (18) years of age and that the **NOTICE OF MORTGAGE PAYMENT CHANGE** in the above captioned case was this day served upon the below named persons by mailing, postage prepaid, first class mail or by electronic service copy of such instrument to each person, party, and/or counsel at the addresses shown below:

Via U.S. Mail

Colleen A Davis
6536 Pugh Street
Norfolk, VA 23513

Via CM/ECF electronic service:

Christian D. DeGuzman
DeGuzman Law PLLC
JANAF Office Building
5900 E Virginia Beach Blvd
Suite 507
Norfolk, VA 23502

Michael P. Cotter
Chapter 13 Trustee
870 Greenbrier Circle, Suite 402
Chesapeake, VA 23320

Dated: June 8, 2021

Respectfully submitted,

/s/ Keith Yacko

Keith Yacko, Virginia Bar No. 37854
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Telephone: (470) 289-4347
Facsimile: (404) 745-8121
E-mail: kyacko@mtglaw.com



(800) 603-0836
 Para Español, Ext. 2660, 2643 o 2772
 8:00 a.m. - 5:00 p.m. Pacific Time
 Main Office NMLS #5985
 Branch Office NMLS #9785

DONALD DAVIS
 6536 PUGH ST
 NORFOLK VA 23513

Analysis Date: May 21, 2021

Property Address: 6536 PUGH STREET NORFOLK, VA 23513

Final
 Loan: [REDACTED]

**Annual Escrow Account Disclosure Statement
 Account History**

This is a statement of actual activity in your escrow account from Feb 2021 to June 2021. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Jul 01, 2021:
Principal & Interest Pmt:	794.73	794.73 **
Escrow Payment:	115.05	118.35
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$909.78	\$913.08

Escrow Balance Calculation	
Due Date:	Jun 01, 2021
Escrow Balance:	549.48
Anticipated Pmts to Escrow:	115.05
Anticipated Pmts from Escrow (-):	0.00
Anticipated Escrow Balance:	\$664.53

** The terms of your loan may result in changes to the monthly principal and interest payments during the year.

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	0.00	(25.77)
Feb 2021		230.10		*		0.00	204.33
Mar 2021		115.05		*		0.00	319.38
Apr 2021		115.05		*		0.00	434.43
May 2021		115.05		*		0.00	549.48
					Anticipated Transactions	0.00	549.48
Jun 2021		115.05			City/Town Tax		664.53
	\$0.00	\$690.30	\$0.00	\$0.00			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 0.00. Under Federal law, your lowest monthly balance should not have exceeded 0.00 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Annual Escrow Account Disclosure Statement
 Projections for Coming Year

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	664.53	1,183.45
Jul 2021	118.35			782.88	1,301.80
Aug 2021	118.35			901.23	1,420.15
Sep 2021	118.35		City/Town Tax	1,019.58	1,538.50
Oct 2021	118.35	1,420.16	Homeowners Policy	(282.23)	236.69
Nov 2021	118.35			(163.88)	355.04
Dec 2021	118.35		City/Town Tax	(45.53)	473.39
Jan 2022	118.35			72.82	591.74
Feb 2022	118.35			191.17	710.09
Mar 2022	118.35		City/Town Tax	309.52	828.44
Apr 2022	118.35			427.87	946.79
May 2022	118.35			546.22	1,065.14
Jun 2022	118.35		City/Town Tax	664.57	1,183.49
	<u>\$1,420.20</u>	<u>\$1,420.16</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)
 Your escrow balance contains a cushion of 236.69. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 236.69 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 664.53. Your starting balance (escrow balance required) according to this analysis should be \$1,183.45. This means you have a shortage of 518.92. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be 1,420.16. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation

Unadjusted Escrow Payment	118.35
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$118.35</u>

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**